

APPENDIX

THE STATUTORY FORM OF CONDITIONS OF SALE,
1925

DATED yTH AUGUST, 1925

I, George Viscount Cave, Lord High Chancellor of Great Britain, in exercise of the powers conferred upon me by Section 46 of the Law of Property Act, 1925, hereby prescribe and publish the form following and direct that it shall be available for any contract for the sale of land made on or after the 1st day of January, 1926.

STATUTORY FORM OF CONDITIONS OF SALE

NOTE. These conditions will apply to contracts for the sale of land by correspondence, subject to any modification or any stipulation to the contrary expressed in the correspondence.

They may also by express reference thereto be made to apply to any contract for the sale of land, and may for this and any other purpose be cited as the Statutory Form of Conditions of Sale, 1926.

1. *Date Fixed for Completion.* The date for completion shall, unless otherwise agreed, be the 1st day after the expiration of seven weeks from the time when the contract is made, or if that day is a Sunday, Christmas Day, Good Friday, or Bank Holiday, the next following working day.
2. *Place for Completion.* Completion shall take place at the office of the Vendor's Solicitors, or if the vendor so requires at the office of the solicitors of his mortgagees, if any.
3. *Possession and Apportionment of Outgoings.* (i) The purchaser paying his purchase money, or where a deposit is paid, the balance thereof, shall, as from the date fixed for completion (but subject to the execution of any conveyance which ought to be executed by him), be let into possession, or into receipt of rents and profits, and shall, as from that date, pay all outgoings, and up to that date all current rents, and all rates, taxes, and other outgoings shall (if necessary) be apportioned, and the balance shall be paid by or allowed to the purchaser on actual completion, and for this purpose the purchaser shall be liable to pay to the vendor a

proportionate part of the
current rents accrued in respect of the
property up to the date
fixed for completion.

Provided that all rates shall be
apportioned, so far as
practicable, according to the period for
which they are intended